

**HOUSING ELEMENT  
AND  
FAIR SHARE PLAN  
OF  
THE CITY OF LINWOOD,  
ATLANTIC COUNTY**

**Adopted: December 17, 2008**

**HOUSING**  
**ELEMENT**

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**LINWOOD CITY, ATLANTIC COUNTY  
HOUSING ELEMENT**

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**LINWOOD CITY, ATLANTIC COUNTY  
HOUSING ELEMENT**

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LINWOOD CITY  
ATLANTIC COUNTY

HOUSING ELEMENT

PREFACE

The City of Linwood is a developed residential community of 3.8 square miles and a population of 7,195. The city is characterized by a historic central core residential and commercial area and large areas of marshland, bordering the neighboring Scull's Bay and Patcong Creek. Located nine miles west of Atlantic City, Linwood serves as a bedroom community for the region. The city is surrounded by the Township of Egg Harbor, the City of Northfield and the City of Somers Point.

A municipality's Housing Element must be designed to achieve the goal of providing affordable housing to meet the total 1987-2018 affordable housing need comprised of targeted Growth Share, the Prior Round obligation and the Rehabilitation Share. The regulations of the Council on Affordable Housing (COAH), N.J.A.C. 5:97 et seq., delineate a municipality's strategy for addressing its present and prospective housing needs, and, as such, each municipality's Housing Element must contain the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the 10 years subsequent to the adoption of the housing element, taking into account, but not necessarily limited to, construction permits issued, approvals for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including, but not limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;

6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
7. A map of all sites designated by the municipality for the production of low and moderate income housing and a listing of each site that includes its owner, acreage, lot and block;
8. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;
9. Copies of necessary applications for sewer service and water quality management plans submitted pursuant to Sections 201 and 208 of the Federal Clean Water Act, 33 U.S.C. §1251, et seq.;
10. A copy of the most recently adopted municipal master plan, and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands map where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate United States Geological Survey Topographic Quadrangles for designated sites; and
13. Any other documentation pertaining to the review of the municipal housing element as may be required by the Council.

## I. INVENTORY OF HOUSING STOCK

### A. Age

Sixty-two percent of Linwood's housing stock was built between 1960 and 1998. Linwood has a total housing stock of 2,761 units. The median year that a structure was built in Linwood was 1967, according to the 2000 census.

**TABLE 1**  
**Age of Housing Units**

<b><u>Dates of Construction</u></b>	<b><u>Structures</u></b>	<b><u>Percent of Total</u></b>
1939 or earlier	305	.11
1940 – 1949	180	.07
1950 – 1959	531	.19
1960 – 1969	554	.20
1970 – 1979	311	.11
1980 – 1989	480	.17
1990 – 1998	369	.14
1999 - March 2000	31	.01
<b>TOTAL UNITS</b>	<b>2,761</b>	<b>1.00</b>

Source: 2000 Census of Population and Housing

Units built before 1949 and contain 1.01 or more persons per room are highly correlated with substandard housing indicators. This is an index utilized by COAH in determining the Rehabilitation Share. In Linwood, 485 units or 17.6 percent of the housing stock was built before 1949. This is generally an important indicator in calculating Linwood's Rehabilitation Share and explains why Linwood's Rehabilitation Share is 66 units.

### B. Condition

Rehabilitation Share is the total deficient housing signaled by selected housing unit characteristics unique to each community. It is assumed that units so indicated will be prime candidates for rehabilitation. Characteristics indicating a need for rehabilitation are:

- (1) Persons per Room. 1.01 or more persons per room in housing units built 1949 or before. These are old units that are overcrowded.
- (2) Plumbing Facilities. Inadequate plumbing sufficient for rehabilitation is indicated by incomplete plumbing facilities, i.e., lack of hot and cold piped water, flush toilet or bathtub/shower.
- (3) Kitchen Facilities. Inadequate kitchen facilities signaling rehabilitation are indicated by the non-presence of kitchen facilities within the unit, or the non-presence of one of three components: a sink with piped water, a stove or a refrigerator.

The age of Linwood's housing stock has been presented in Table 1. Tables 2 through 4 address the other surrogates of deficient housing.

**TABLE 2**  
**Persons Per Room**

<b>Persons Per Room</b>	<b>Occupied</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>
1.01 to 1.50	5	5	0
1.51 to 2.00	8	0	8
2.01 or more	0	0	0
<b>TOTAL</b>	<b>13</b>	<b>5</b>	<b>8</b>

Source: 2000 Census of Population and Housing

**TABLE 3**  
**Plumbing Facilities**

	<b><u>Total Units</u></b>
Complete plumbing facilities	2,761
Lacking complete plumbing facilities	0

Source: 2000 Census of Population and Housing

**TABLE 4**  
**Kitchen Facilities**

	<b><u>Total Units</u></b>
Complete kitchen facilities	2,761
Lacking complete kitchen facilities	101

Source: 2000 Census of Population and Housing

Based on the above, COAH has determined that Linwood has 66 housing units that are substandard and occupied by low and moderate-income households.

### C. Purchase and Rental Value

Approximately 75 percent of the owner-occupied housing units in Linwood had values between \$100,000 and \$299,999. The median value was \$160,800. This housing value is slightly lower than \$167,900 for the state but significantly higher than the Atlantic County median value of \$122,000.

**TABLE 5**  
**Owner-Occupied Housing**  
**Unit Values**

	<u>Units</u>	<u>Percent</u>
Less than \$60,000	0	0
\$60,000 - \$69,999	5	.0
\$70,000 - \$99,999	216	.09
\$100,000 - \$124,999	427	.18
\$125,000 - \$149,999	404	.17
\$150,000 - \$174,999	335	.14
\$175,000 - \$199,999	231	.10
\$200,000 - \$249,999	237	.10
\$250,000 - \$299,999	167	.07
\$300,000 - \$399,999	174	.07
\$400,000 - \$499,999	111	.05
\$500,000 - \$749,999	55	.02
\$750,000 - \$999,999	22	.01
\$1,000,000 or more	9	.00
<b>TOTAL</b>	<b>2,393</b>	<b>100</b>

Median Value \$160,800

Source: 2000 Census of Population and Housing

Of the 250 rental units with cash rent in Linwood, 82 percent had rents between \$500 and \$999 per month. The median contract rent was \$708 per month.

**TABLE 6**  
**Contract Rent Values**

<b><u>With cash rent:</u></b>	<b><u>Units</u></b>
\$0 - \$ 99	7
\$100 - \$149	0
\$150 - \$199	0
\$200 - \$249	0
\$250 - \$299	0
\$300 - \$349	0
\$350 - \$399	0
\$400 - \$449	0
\$450 - \$499	9
\$500 - \$549	50
\$550 - \$599	19
\$600 - \$649	32
\$650 - \$699	0
\$700 - \$749	53
\$750 - \$999	73
\$1,000 - \$1,249	7
\$1,250 - \$1,499	0
\$1,500 - \$1,999	0
\$2,000 - or more	0
No cash rent	26
Total	276

Median contract rent \$708

Source: 2000 U.S. Census of Population and Housing

## D. Occupancy Characteristics and Types

Eighty-nine percent of the occupied housing in Linwood is owner occupied. While only 10 percent of the housing is renter-occupied.

**TABLE 7**  
**Tenure and Vacancy**

	<b>Housing Units</b>
Occupied:	
Owner Occupied	2,393
Renter Occupied	276
<b>TOTAL OCCUPIED</b>	<b>2,669</b>
Vacant:	
For rent	18
For sale only	10
Rented or sold, not occupied	9
For seasonal, recreational, or occasional use	34
For migrant workers	5
Other vacant	16
<b>TOTAL VACANT</b>	<b>92</b>

Source: 2000 Census of Population and Housing

## E. Units Affordable to Low and Moderate Income Households

Units are affordable to low and moderate-income households if the maximum sales price or rent is set within a COAH specified formula. A moderate income household is a household whose gross family income is more than 50 percent of median income, but less than 80 percent of median income for households of the same size within the housing region. A low-income household is a household whose gross family income is equal to or less than 50 percent of median gross household income for a household of the same size within the housing region for Linwood. Linwood is in Region 6, which encompasses Atlantic, Cape May, Cumberland and Salem counties.

Using current regional income limits adopted by COAH, a four person Atlantic County median household income is estimated at \$64,793. A moderate-income four-person household would earn a maximum of \$51,834 (80 percent of regional median) and a four-person low-income household would earn a maximum of \$32,397 (50 percent of regional median).

Income levels for one, two, three and four person households as of 2008 are given below:

**TABLE 8**  
**2008 Low and Moderate Regional Incomes**

<b>Income</b>	<b>1 person</b>	<b>2 persons</b>	<b>3 persons</b>	<b>4 persons</b>
Median	\$45,355	\$51,834	\$58,314	\$64,703
Moderate	\$36,284	\$41,468	\$46,651	\$51,834
Low	\$22,678	\$25,917	\$29,157	\$32,397

Source: COAH, 2008 Income Limits

Based on the qualifying formula in N.J.A.C. 5:80-26, the monthly cost of shelter which includes mortgage (principal and interest), taxes, insurance and homeowners or condominium association fees, may not exceed 28 percent of gross monthly household income based on a five percent down payment. In addition, moderate-income sales units must be available for at least three different prices and low-income sales units available for at least two different prices. The maximum sales prices must now be affordable to households earning no more than 70 percent of median income. The sales prices must average 55 percent of median income.

Under COAH regulations, rents including utilities may not exceed 30 percent of gross monthly income. The average rent must now be affordable to households earning 52 percent of median income. The maximum rents must be affordable to households earning no more than 60 percent of median income. In averaging 52 percent, one rent may be established for a low-income unit and one rent for a moderate-income unit for each bedroom distribution. The utility allowance must be consistent with the utility allowance approved by HUD and utilized in New Jersey. In addition, 13 percent of all affordable units must be affordable to households earning no more than 30 percent of median income.

Linwood currently has one group home that qualifies for COAH credit. Delta Community Support is the non-profit sponsor.

COAH has calculated 66 deficient houses in need of rehabilitation in Linwood. Linwood has completed two units, to date.

## **II. PROJECTION OF HOUSING STOCK**

### **A. Building Permits**

According to the New Jersey Department of Labor, Residential Building Permits Issued, 210 new building permits were issued in Linwood from 1990 through 1999. From 2000 through August 2008, there were 208 residential building permits issued.

### **IV. Future Construction of Low and Moderate Income Housing**

Linwood will address the future construction of low and moderate income housing in the Fair Share Plan.

## **III. DEMOGRAPHIC CHARACTERISTICS**

### **V. Population**

The population in Linwood increased by four percent between 1990 and 2000. Table 9 illustrates the figures.

**TABLE 9**  
**Population**

<b>Year</b>	<b>Population</b>
1990	6,866
2000	7,195

Sources: 1990 and 2000 Census of Population and Housing

**TABLE 10**  
**Population Characteristics**

**SELECTED POPULATION CHARACTERISTICS**

Forty-two percent of Linwood's residents are between the ages of 25 and 54.

	<b><u>Number</u></b>	
<b><u>TOTAL POPULATION</u></b>	7,195	
<b><u>SEX</u></b>		
Male	3,299	
Female	3,896	
 <b><u>AGE</u></b>		
	<b><u>Male</u></b>	<b><u>Female</u></b>
Under 5 years	188	181
5 to 17 years	687	795
18 to 20 years	54	61
21 to 24 years	84	34
25 to 44 years	842	969
45 to 54 years	600	636
55 to 59 years	208	194
60 to 64 years	137	182
65 to 74 years	258	372
75 to 84 years	189	294
85 years and over	52	178

Source: 2000 Census of Population and Housing

**B. Household Size and Type**

A household profile of Linwood shows that there were 2,735 households with a total household population of 7,195 in 2000. The average number of persons per household was 2.65.

**TABLE 11**  
**Household Profile 2000**

	<b><u>Total Number</u></b>
Households	2,715
Population of households	7,195
Persons per household	2.65

Source: 2000 Census of Population and Housing

**TABLE 12**  
**Household Type and Relationship**

In family households:	6,221
householder:	1,984
Male	1,684
Female	300
Spouse	1,721
child:	2,229
Natural born/adopt	2,141
step	88
grandchild	55
other relatives	167
non-relatives	65
In non-family households:	806
householders living alone	600
householders not living alone	84
Non-relatives	122
In group quarters:	168
Institutionalized population	154
Non-institutionalized population	14

Source: 2000 Census of Population and Housing

**TABLE 13**  
**Type of Housing Units by Structure**

<b>Units in Structure</b>	
1, detached	2,343
1, attached	64
2	61
3 or 4	73
5 to 9	77
10 to 19	0
20 to 49	19
50 or more	118
Mobile home	6
Other	0
<b>TOTAL</b>	<b>2,761</b>

Source: 2000 Census of Population and Housing

#### **VI. Income Level**

Approximately, half of the households in Linwood earn \$60,000 or more per year according to the 2000 census, which is significantly higher than Atlantic County that is \$43,933, and also higher than the state's median household income of \$55,146.

**TABLE 14**  
**Household Income**

<b><u>Household Income</u></b>	<b><u>Number</u></b>	<b><u>Percent</u></b>
\$0 –9,999	93	.03
\$10,000-\$14,999	80	.03
\$15,000-\$19,999	103	.04
\$20,000-\$24,999	183	.07
\$25,000-\$29,999	143	.05
\$30,000-\$34,999	109	.04
\$35,000-\$39,999	113	.04
\$40,000-\$44,999	124	.05
\$45,000-\$49,999	169	.06
\$50,000-\$59,999	217	.08
\$60,000-\$99,999	718	.27
\$100,000-\$149,999	325	.12
\$150,000-\$199,999	108	.04
\$200,000 or more	183	.07
<b>TOTAL</b>	<b>2,668</b>	<b>.99*</b>

Median Household Income    \$60,000

Source: 2000 Census of Population and Housing

\*Does not add up due to rounding.

#### **D. Age**

The age of Linwood's population has been discussed under Section III, Demographic Characteristics, A. Population.

#### **VII. Marital Status**

In 2000, there were more women than men over the age of 15 years in Linwood. There was almost the same number of females that never married as men. There were significantly more widows than widowers (400) and more divorced females than males.

**TABLE 15**  
**Sex by Marital Status – Persons 15 Years and over**

Marital Status	Total	Male	Female
Total	5,647	2,587	3,060
Never Married	1,069	527	542
Now Married	3,693	1,880	1,813
Widowed	556	78	478
Divorced	329	102	227

Source: 2000 Census of Population and Housing

### **VIII. EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS**

Of the 3,169 Linwood residents employed in the civilian labor force, 27 percent are in construction, manufacturing, wholesale trade, retail trade and transportation fields and 25 percent are in educational, health and social services.

**TABLE 16**  
**Occupation**  
**Employed Persons 16 Years and Over**

	<b>Male</b>	<b>Female</b>	<b>Total</b>
Finance, insurance, real estate	94	80	174
Construction, manufacturing, wholesale trade, retail trade, transportation	590	287	877
Information	28	15	43
Arts, entertainment, recreation, accommodation and food services	339	239	578
Professional, scientific and technical services	215	132	347
Educational, health and social services	289	522	811
Public administration	105	79	184
Other services	82	73	155
<b>Total</b>	<b>1,742</b>	<b>1,427</b>	<b>3,169</b>

Source: 2000 U.S. Census of Population and Housing

**TABLE 17**  
**Employment Status in Linwood**

	Avg. Units	Annual Avg. Units
Agriculture, forestry, fishing and hunting		
Construction	29	143
Manufacturing		
Wholesale trade	4	28
Retail trade	34	171
Transportation and warehousing		
Information		
Finance and insurance	27	286
Real estate and rental and leasing	6	25
Professional and technical services	73	262
Management of companies and enterprises		
Administrative and waste services	21	291
Educational services		
Health care and social assistance	74	737
Arts, entertainment, and recreation		
Accommodation and food services	5	23
Other services, except public administration	14	26
Unclassified entities		
PRIVATE SECTOR MUNICIPALITY TOTAL	308	2,270
FEDERAL GOVT MUNICIPALITY TOTAL	1	19
LOCAL GOVT MUNICIPALITY TOTAL	6	520

Source: New Jersey Employment and Wages; 2003 Annual Report

According to the New Jersey State Data Center, Linwood had a covered employment number of 2,809 in 2003.

Linwood sees very little change in employment trends in the city. There are two medical/office buildings that will come on line in two-four years. Linwood sees minimal change in employment outlook with no additional employment opportunities foreseen.

## **V. DETERMINATION OF TOTAL OBLIGATION FOR REHABILITATION AND PRIOR ROUND**

### **A. Rehabilitation Share**

Linwood has a 66-unit Rehabilitation Share.

### **B. Prior Round Obligation**

Linwood's obligation from the Prior Round is now 140. Linwood is requesting a vacant land adjustment.

## **VI. GROWTH SHARE OBLIGATION**

Linwood does NOT accept COAH's household and employment projections in Appendix F of COAH's rules. Linwood has prepared an inventory of existing land capacity to reduce COAH's household and employment projections.

## **VII. ANALYSIS OF EXISTING AND FUTURE ZONING TO ACCOMMODATE GROWTH PROJECTIONS**

Linwood does not believe that zoning changes are needed to accommodate the adjusted growth projection based on the affordable housing options selected.

### **A. Availability of Existing and Planned Infrastructure**

Linwood's infrastructure is mature but serviceable for a city that has minimal vacant developable land. Electricity is supplied by the Atlantic City Electric Company. The South Jersey Gas Company provides gas. Water is by the New Jersey American Water Company and serves as a municipal function.

### **B. Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics**

The developable area of the city is almost fully built-out. Little vacant land remains outside the marshland. Because of the lack of available developable land, demolition and rebuilding will be the focus of new uses.

### **C. Anticipated Land Use Patterns**

The city is predominantly developed as a single family residential community. Some two-family developments have been built near the city's borders with Somers Point and Northfield. The city has three commercial zone classification: Limited Business, Planned Commercial Development and Planned Development.

### **D. Economic Development Policies**

Linwood has an Economic Development Board. The city has as one of its economic development policies to encourage commercial development on New Road (Route 9).

### **E. Constraints on Development**

1. State and federal regulations: The city is under the jurisdiction of the Coastal Area Facilities Review Act (CAFRA). Linwood is partially in PA1 and partially in PA5. There are no existing or proposed centers in PA5.
2. Land ownership patterns: Approximately 89 percent of the occupied housing stock is owner-occupied. Only 10 percent of the housing is renter-occupied. The city is almost fully built-out in PA1.
3. Incompatible land uses: Currently, many lots in the B zone are smaller in area than what is permitted in the zone. At the same time, the A zone includes some areas with lots that are sized in accordance with B zone standards or greater. The city is concerned about the size of the tear-downs in relation to the new larger residences that are starting to occur in Linwood.

4. Sites needing remediation: There are no known sites needing remediation.
5. Environmental Constraints: The city is located only a few miles from the Atlantic Ocean and has many of the characteristics associated with coastal areas, including flat topography, sandy soils and extensive tidal marshes. In addition, several different types of wetlands occur in both the Environmentally Sensitive and Metropolitan Planning Areas in Linwood. The city has implemented conservation zoning in the entire meadowlands area, which prohibits all development in the meadowlands except essential public utilities and municipally-owned docks.
6. Existing or Planned Measures To Address Any Constraints: There are no additional measures to address constraints at this time.

# **FAIR SHARE PLAN**

City of Linwood  
Atlantic County

## **I. PREFACE**

A municipality's affordable housing obligation is cumulative, and includes affordable housing need for the period 1987 to 2018. The affordable housing obligation consists of three components:

- Rehabilitation Share (2000)
- Prior Round Obligation (1987-1999)
- Growth Share (2000-2018)

A municipality's Rehabilitation Share is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. Rehabilitation Share numbers from each prior round are replaced with the latest round number because the numbers are updated with each decennial census.

A municipality may receive credit for rehabilitation of low- and moderate-income deficient housing units completed after April 1, 2000 provided the units were rehabilitated up to the applicable code standard, the capital cost spent on rehabilitating a unit was at least \$10,000 and the units have the appropriate controls on affordability to ensure the unit remains affordable during the required period of time.

Rehabilitation credits cannot exceed the Rehabilitation Share and can only be credited against the rehabilitation component, not the new construction component.

The prior round obligation is the municipal new construction obligation from 1987 to 1999. All municipalities participating in the COAH process must use these figures. COAH continues to offer credits, reductions, and adjustments that may be applied against the Prior Round Obligation (1987-1999) for affordable housing activity undertaken from 1980 to 1999.

## **II. REHABILITATION SHARE**

The purpose of a rehabilitation program is to renovate deficient housing units. Deficient housing units are defined as units with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing, (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems. Upon rehabilitation, the housing deficiencies must be corrected and the unit must comply with the applicable code standard.

COAH has calculated Linwood City's Rehabilitation Share to be 66 units. Linwood proposes to address the rehabilitation obligation through participation in the Atlantic County Improvement Authority program. The Office of Community Development undertakes rehabilitation activity that meets COAH criteria. Only income eligible households participate and the units must be below code, raised to code standard and have at least one major system in need of repair or replacement. At least \$10,000 in hard costs is expended and a life lien is placed on the property. The Atlantic County Rehabilitation Manual is on file at the COAH office.

To date, Atlantic County has rehabilitated two homes. A completed monitoring form was previously filed with COAH. Linwood is aggressively marketing the program. The information is also on the Linwood website and Channel 2. Finally, the City's newsletter will contain the information on the program.

**Linwood reserves the right to perform an exterior survey to accurately reflect the number of homes that need to be rehabilitated.**

### **III. PRIOR ROUND OBLIGATION**

COAH has determined that Linwood's Prior Round obligation is 140 units.

With a Rehabilitation Share of 66 units, Linwood has a pre-credited need of 206 units.

#### **A. Vacant Land Adjustment**

Linwood is requesting a vacant land adjustment because, to a major extent, the city is fully developed.

If a municipality wishes to demonstrate that it does not have the capacity to address its affordable housing obligation, COAH states that a municipality must identify sites that are realistic for inclusionary development in order to calculate its realistic development potential (RDP).

Municipalities that request an adjustment due to available land capacity submit an existing land use map at an appropriate scale to display the land uses of each parcel within the municipality. Such a map must display the following land uses: single family, two-to-four family, other multi-family, commercial, industrial, agricultural, parkland, other public uses, semipublic uses and vacant land. In addition, municipalities that request an adjustment due to available land capacity must submit an inventory of vacant parcels by lot and block that includes the acreage and owner of each lot.

Attached in the Appendices is a listing of the vacant lots in Linwood. Also attached is the land use map of Linwood.

Municipalities may exclude from the vacant land inventory any vacant contiguous parcels of land in private ownership of a size which would accommodate less than five dwelling units as per the COAH standard.

In developing an inventory of vacant lots that may accommodate five units, COAH has accepted 0.50 acres as the minimum acreage for land to be included in an RDP. The Linwood vacant land survey is for sites that are 0.50 acres or above in the Appendices.

Following is a listing of two vacant lands in private ownership that either alone or combined with an adjacent lot(s) under the same ownership total 0.50 acres and are developable. As a result, Linwood requests that COAH accept an RDP of three units.

	BLOCK	LOT	OWNER NAME	ACREAGE	ACREAGE FOR RDP	RDP (# OF UNITS)
	6	24	TT & ME, LLC, 9615 Ventnor Avenue, Margate, NJ 08402	3.41	0.77	0.92
	33	12.01	Wallace, Grace H.	1.38	1.38	1.66
<b>TOTALS</b>					<b>2.15 ACRES</b>	<b>2.58 UNITS</b>

**B. Calculations**

1. Rental Obligation and Rental Bonuses

The rental component is calculated as follows:

$$.25 \text{ (RDP)}$$

$$.25 (3) = .75 \text{ or one}$$

Therefore, Linwood has a rental obligation of one unit.

The maximum number of units for which a municipality may receive rental bonuses is also calculated in the formula above. One bonus is granted for family rental units and a 0.33 bonus is granted for age-restricted units.

2. Maximum Age-restricted Units.

A municipality may receive credit for age-restricted units according to the following formula:

$$.25 \text{ (RDP + rehabilitation component-credits pursuant to N.J.A.C. 5:93-3.4)}$$

$$.25 (3 + 62 - 2)$$

$$.25 (63) = 15.75 \text{ or } 15$$

**C. Prior Round Obligation - RDP**

Linwood is calculating a three unit RDP. To address that RDP, Linwood is proposing one new group home bedroom that will generate one rental bonus credit. In addition, Linwood is proposing one accessory apartment.

**D. Prior Round Obligation – Unmet Need**

Linwood has a three-bedroom group home that came into existence in 1987. The home is sponsored by Delta Community Support and is located at 115 Carol Road (Block 184, Lot 21). The home is funded and licensed by the New Jersey Division of Developmental Disabilities.

Because the operating agreement is for 20 years with an automatic 30-year renewal, the group home qualifies for COAH credit. The ALA survey form was previously filed with COAH to address the RDP. However, COAH has changed the rules and this three-bedroom group home must now address unmet need.

CCC Atlantic, LLC (Coast Commercial) is the owner of Block 1, Lot 49. The owner has expressed an interest in having 10 of the acres included in Linwood's Fair Share Plan.

However, there is an executed Redevelopment Agreement between Linwood and CCC Atlantic, LLC. As such, Linwood does not believe that the site is available for development other than for the development delineated in the Redevelopment Agreement.

#### **IV. GROWTH SHARE OBLIGATION**

The Fair Share Plan includes the projects and strategies to address an affordable housing obligation and any municipal ordinance in draft form that a municipality is required to adopt as a requirement of certification. The Fair Share Plan is based upon the municipal fair share obligation calculated by COAH. The planning board adopts the Fair Share Plan and it is endorsed by the governing body prior to the petition for substantive certification. The proposed implementing ordinances may be adopted prior to substantive certification but in any event must be adopted no later than 45 days after COAH grants substantive certification.

The Fair Share Plan consists of a proposal on how a municipality intends to provide for its affordable housing obligation. Once certified, the plan will be monitored by COAH to verify that the construction or provision of affordable housing is in proportion to the actual residential growth and employment growth.

COAH rules have a number of different provisions regulating the development of affordable housing. The options available to meet the 2000-2018 fair share obligation include:

- Municipal zoning
  - Zoning for inclusionary developments
  - Redevelopment districts/sites
- Municipally sponsored new construction and 100 percent affordable developments
- Alternative living arrangements
  - Permanent supportive housing
  - Group homes
  - Congregate housing
  - Residential health care facilities
- Accessory apartments
- Market to Affordable program
- Municipally sponsored rental program
- ECHO (elder cottage housing opportunities) housing
- Assisted living residences
- Affordable housing partnership program
- Expanded crediting opportunities

- Extension of affordable units with expiring controls
- Age-restricted housing
- Rental housing with bonus credits
- Very low-income housing with bonus credit

A. Calculated Growth Share Obligation

COAH gave Linwood a targeted growth share number of 140 units. Linwood believes that this number is incorrect and has undertaken an analysis of existing land capacity to adjust COAH's household and employment projections. Attached in the Appendices is a complete listing of all vacant sites between 0.125 and 0.49 acres. Below is an inventory of all vacant and developable land between 0.125 and 0.49 acres, which is the standard land area size for a Planning Area 1 municipality.

As can be seen, there are 18 sites that meet COAH's criteria:

<b><u>BLOCK</u></b>	<b><u>LOT</u></b>	<b><u>LOT SIZE</u></b>	<b><u>ZONING</u></b>
16.01	31.04	0.4632	R
17	1.02	0.27	R
19	1.04	0.31	R
24	1	0.2	R
24	16	0.2	R
40	19.01	0.35	R
40	76.04	0.41	R
45	28.29	0.35	R
51	10	0.31	R
69	1.03	0.28	R
71	8	0.23	R
85	10	0.23	R
98	2	0.15	R
98	9.01	0.25	R
102	1.02	0.23	R
127	6.01	0.24	R
148	15.07	0.39	R
177	2.01	0.39	R
182.02	9.03	0.37	R

Total Unconstrained Acreage – 5.62

That number was inputted into Workbook C and resulted in a 16-unit Growth Share obligation.

B. The rental component is calculated as follows:

.25 (16)

.25 (16) = 4

Therefore, Linwood has a four-unit rental obligation. One half of the rental obligation may be age-restricted. Any rental units open to the general public that are in excess of four units are eligible for rental bonuses.

C. Maximum Age-Restricted Units

Linwood may age-restrict 25 percent of the adjusted Growth Share obligation or four units.

**VI. IMPLEMENTATION**

Linwood proposes to address its adjusted 16-unit Growth Share obligation with nine accessory apartments and six new group home bedrooms that will generate one rental bonus (.25).

Linwood will contract with an experienced provider of group homes to administer the program. Linwood proposes two homes.

Linwood is allocating \$50,000 per group home bedroom.

Regarding the accessory apartment program, Linwood will contract with an experienced agency to administer the accessory apartment program. Linwood will provide \$20,000 per unit for five moderate income accessory apartments and \$25,000 per unit for five low income accessory apartments.

The Linwood housing stock lends itself to accessory apartments in that there are larger homes that could accommodate an accessory apartment within an existing home and there are also out buildings and garages that could contain accessory apartments above the existing structure.

Linwood is in PA1 and served with public water and sewer. There is sufficient capacity available.